

G7461 APC  
2.H53A1

INITIAL HOUSING ELEMENT  
ABBEVILLE COUNTY



INITIAL HOUSING ELEMENT  
ABBEVILLE COUNTY

PREPARED FOR THE  
ABBEVILLE COUNTY PLANNING COMMISSION  
BY THE COMMUNITY AFFAIRS SECTION  
SOUTH CAROLINA ADMINISTRATION DIVISION  
OFFICE OF THE GOVERNOR

FEBRUARY, 1972

The preparation of this report was financed in part  
through a Comprehensive Planning Grant from the  
Department of Housing and Urban Development.

S. C. STATE LIBRARY

MAY 15 1972



ABBEVILLE COUNTY, SOUTH CAROLINA

COUNTY BOARD OF COMMISSIONERS

GEORGE A. McMAHAN, SUPERVISOR

E. Logan Burton

L. O. Ashley

PLANNING AND ZONING COMMISSION

CLAUDE L. HUGGINS, CHAIRMAN

Willie Jefferson

Dr. D. C. Lewis

Jim Strong

Charles Ropp

TITLE: Initial Housing Element Abbeville County

AUTHOR: Community Affairs Section, Administration  
Division, Office of the Governor

SUBJECT: Housing

DATE: February, 1972

LOCAL PLANNING AGENCY  
AND PARTICIPATING  
LOCALITIES:

Abbeville County Planning Commission  
Abbeville County

SOURCES OF  
COPIES:

National Technical Information Service  
Springfield, Virginia 22151

HUD Regional Office Library, Region III  
645 Peachtree - Seventh Building  
Atlanta, Georgia 30323

Abbeville County Planning Commission  
P. O. Box 533  
Abbeville, South Carolina 29620

HUD PROJECT NUMBER: SCP - 50

SERIES NUMBER: One

NUMBER OF PAGES: 21

ABSTRACT: The Initial Housing Element presents the Housing situation in Abbeville County and identified problems, obstacles and solutions to improve housing. It also set forth housing objectives and five year program for implementation.



## TABLE OF CONTENTS

<u>SECTION</u>		<u>PAGE</u>
I	Introduction	1
II	Problems	1
III	Obstacles	9
IV	Objectives	11
V	Planning Activities	11
VI	Subsidized Housing	12
VII	Implementing Actions	18
VIII	Schedule of Planning and Implementing Actions	21

# LIST OF TABLES

<u>Table Number</u>		<u>Page</u>
1	/ Housing Value for Owner Occupied Dwelling Units, Abbeville County	3
2	Vacant Housing, Abbeville County	3
3	Monthly Contract Rent, Abbeville County	4
4	Housing Condition, 1960-1970, Upper Savannah District of South Carolina	6
5	Housing Condition by Sanitary Facilities, Abbeville County	7
6	1970-1971 - Occupancy Potential for Subsidized Housing, Upper Savannah Planning and Development District	13
7	Local Housing Authority Development	13
7-A	Reposed Public Housing Developments	14
8	Potential Plans - Private Developments, 1971 & 1972, Upper Savannah Planning and Development District	15



## INTRODUCTION

The Abbeville County Initial Housing Element 1971-1972 presents an appraisal of current housing problems and obstacles to the solution of these problems.

The study shall attempt to deal with the County's housing problems as factually as possible, and to make specific recommendations on how to rectify these problems. The Housing Element shall establish goals and objectives for improving the housing conditions, together with a program of planning activities designed to accomplish these goals.

Full funding of federal programs aimed at improving housing conditions is vital to a full scale study of such problems.

Thus, planning for housing at the County and Regional level are interdependent and will require significant cooperation in order to place all the problems related to housing in their proper perspective.

## PROBLEMS

Principal problems related to poor housing in Abbeville County may be summarized as follows:

- a. A general lack of available standard housing at low to moderate prices;
- b. The large number of substandard housing units located in isolated rural areas of the County;
- c. Absence or inadequacy of certain community facilities in both urban and rural areas;
- d. The absence of minimum construction and maintenance codes in all areas of the County outside Abbeville;

- e. The absence of an established plan for the provision of standard housing units for all income classes; and
- f. The failure to successfully provide accurate data regarding various low cost housing programs.

### Housing Quantity

A fundamental problem related to Abbeville County's housing supply is the general lack of standard housing in the low to moderate price range. The quantity of housing valued at less than \$14,999 has either decreased, or at best, grown at a moderate rate. New housing is not being constructed rapidly enough in the below \$14,999 range to allow for replacement of substandard units. This is generally due to the increased cost of construction.

Thus, as illustrated in Table 1, the housing market has operated largely for the benefit of the higher income families in the County, without any appreciable method of passing some of these benefits on to lower income families.

Abbeville County also faces a shortage of salable and rental housing units. Table 2 reflects a positive growth in vacant housing units. It is apparent that a large suppressed housing demand has developed as a result of the lack of available salable or rental units.

It may also be assumed from Table 2 that much, if not most, of the older vacated housing is left to deteriorate rather than being maintained or rehabilitated for re-use.

The rental pattern illustrated in Table 3 further indicates the general lack of low cost housing units. Since the number of low cost rental units has substantially declined from 1960 to 1970, there has not been an



Table 1  
HOUSING VALUE FOR OWNER OCCUPIED DWELLING UNITS  
Abbeville County

<u>VALUE</u>	<u>1960 CENSUS OF HOUSING</u>	<u>1970 CENSUS OF HOUSING</u>	<u>PERCENT CHANGE</u>
Less than \$5,000	1,102	660	-40.1
5,000 to 9,999	739	978	32.3
10,000 to 14,999	299	705	135.7
15,000 to 19,999	110	427	288.2
20,000 to 24,999	30	203	576.7
25,000 to 34,999	17	132	676.5
35,000 or more	0	37	37.0
Median	\$5,300	\$9,700	83.0

SOURCE: 1960 Census of Housing, and 1970 Census of Housing Advance Report.

Table 2  
VACANT HOUSING  
Abbeville County

<u>Vacancy Status</u>	<u>1960 Number of Units</u>	<u>1970 Number of Units</u>	<u>1970 Change</u>
Total Vacant Units	407	601	47.6
Rental	145	59	-59.3
Sale	24	208	76.7
Other Vacant (1)	238	334	40.3

(1) Includes units classified as substandard second units held for occasional use.

SOURCE: 1960 Census of Housing, and 1970 Census of Housing, Advance Report.

Table 3  
MONTHLY CONTRACT RENT  
Abbeville County

Rent	1960 Number of Units	1970 Number of Units	Change 1960-1970	
			Absolute	Percent
Less than \$40	947	696	-251	-26.5
\$40 - \$59	362	187	-175	-48.3
\$60 - \$79	125	153	28	12.5
\$80 - \$99	80	21	- 59	-73.7
\$100 - \$119	13	19	6	46.1
\$120 - \$149	18	6	- 12	-66.7
\$150 - \$199	-	2	2	-
\$200 or more	-	-	-	-
No cash rent	413	196	217	-52.5
Median	\$35	\$40	- 5	-14.2

SOURCE: The 1960 Census of Housing and the 1970 Census of Housing, Advance Report.

upward trend or a considerable increase in the amount of higher priced rental units. Rising prices are particularly responsible for the pattern as shown in the change in median contract rent established for the County. Table 3 indicates a very large decrease in the number of rental units registering no cash rent. This is probably attributable to the large decline in the number of tenant farmers who are becoming less of an important source of labor either because of mechanization of farm production or cultivation of new crops requiring less labor. Historically, most landowners have allowed such farmers to remain in their homes without rent.

One of the major indicators of the demand for low and moderate low cost housing units in Abbeville County is the rapid growth of mobile homes. During the period between 1960 and 1970, the County has had a phenomenal increase



in mobile homes (from 53 units to 354 units}. This indicates that the housing need is not being supplied by the conventional housing industry. Mobile homes are now considered as a substitute for the more expensive custom built homes.

Throughout the county where specific controls regulating subdivision development and mobile parks are absent, mobile homes exist in a variety of residential environments, often to the detriment of the surrounding area. Even in Abbeville City, which has had a zoning ordinance for a number of years, many mobile homes were poorly situated prior to the passage of regulatory ordinances and continue to be so.

#### Housing Quality

For many Abbeville County residents, housing quality, as defined by plumbing facilities, seemingly appears to be in slightly better condition than most of the counties of the Upper Savannah Area. Table 4 illustrates the relative housing conditions of the six county area of the Upper Savannah Planning District.

If indeed Abbeville County has comparatively better housing than most of its neighboring counties, then the next question that should be considered is who and what parts of the county have made the least progress in finding better housing. It is apparent that most housing construction is out of the economic reach of low income families in the urban areas of the county.

The information provided should not serve to mislead anyone into believing that poor housing conditions are synonymous with rural areas. The Land Development Plan completed for the City of Abbeville in 1968 pointed out that 31.4 percent of the housing units were found to be substandard within the

Table 4  
HOUSING CONDITION  
Upper Savannah District of South Carolina  
1960-1970

	Abbeville	Edgefield	Greenwood	Laurens	McCormick	Saluda
<u>1960</u>						
Total Housing						
Units (No.)	6,262	4,618	13,980	14,082	2,255	4,162
Standard (%)	54.9	43.7	66.5	54.8	34.5	39.8
Substandard (%)	45.9	56.3	33.5	45.2	65.5	60.2
<u>1970</u>						
Total Housing						
Units (No.)	7,099	4,528	16,412	15,789	2,363	4,654
Standard (%)	74.7	70.3	86.9	80.5	60.2	68.7
Substandard (%)	25.3	29.7	13.1	19.5	39.8	31.3
Percent Change in Number of Units 1960-1970	13.4	-1.4	18.2	12.3	4.9	11.9
Percent Change in Substandard Units 1960-1970	-41.7	-48.2	-54.1	-51.6	-36.3	-41.7

(1) Calculated on the basis of 1960-1970, standard represents those units with all plumbing facilities, and substandard are those units lacking some or all plumbing facilities.

SOURCE: U.S. Census of Housing, 1960, and Advance Report, 1970.



Table 5  
HOUSING CONDITION BY SANITARY FACILITIES  
Abbeville County

	<u>1960</u>	<u>1970</u>
All Housing Units	6,262	7,099
Vacant-Seasonal & Migratory	100	120
Sound	3,939	na
With all plumbing facilities	2,945	na
Deteriorating	1,344	na
With all plumbing facilities	443	na
Dilapidated	979	na
Flush toilet, exclusive use	3,744	na
Flush toilet, shared	101	na
Other toilet facilities or none	2,714	na
Owner occupied	3,579	4,725
White	2,949	3,808
Negro	630	915
Renter occupied	2,176	1,653
White	1,238	926
Negro	938	725

SOURCE: 1960 U.S. Census of Housing, 1970 Census of Housing, Advance Report  
na: Not available in Advance Report, 1970 - Census of Housing.

city limits. Much of the substandard housing is located in the non-white portion of the City. The age of the homes partially explains why a large number of them are dilapidated or in need of some type of repair.

Although few mixed neighborhoods exist, there are many examples where white and non-white neighborhoods border each other in blighted areas of the city. However, non-whites in the city are generally confined to the areas defined above as substandard.

### Community Facilities

The lack of community facilities, notably in areas of substandard housing, is clearly evident. While the rural areas suffer more acutely from the lack of community facilities, the urban areas are by no means immune to similar type problems.

Abbeville County also has a difficult problem with regard to sanitation facilities and residential development. The lack of sewerage facilities in parts of the City of Abbeville constitutes extreme health problems. In order to improve the conditions, the City of Abbeville in 1970 obtained approval of federal funds to subsidize the expansion and the improvement of its sanitary sewerage systems; however, some areas in desperate need of such facilities will still not be served.

### Lack of Regulating Codes and Ordinances

The creation and implementation of land use regulations and codes have been one of the major functions of the City of Abbeville for several years. However, such enforcement has been confined within the corporate boundaries. At the present time, the county cannot legally enforce various housing and building codes, but hopefully, the legislature will change this in the near future. If this transpires, the county should adopt housing and building codes as a first step toward improving the quality of housing in the county.

In addition, the City and County of Abbeville should consider the possibility of establishing a Joint Building Inspection Department which would enforce the City of Abbeville's Zoning Ordinance, Housing Codes, Building Codes, Subdivision Regulations, etc., and similar codes and ordinances for the



remainder of the County as well, if and when such codes and ordinance are adopted. Various public citizens from both Abbeville city and other parts of the county have expressed the opinion that this would be the most efficient and economical way for both the city and county.

The need for County-wide zoning administration and code enforcement is extremely important to the planning program at the city and county level. It is certain that development which occurs in the county, especially around the fringe of Abbeville, will have a profound effect on the successful operation of the city.

#### OBSTACLES

The following section will include brief statements about the nature of the obstacles to solving the housing problems noted earlier. The obstacles to better housing are somewhat difficult to remove due to constraints created by social attitudes and financial and administrative procedures of private and public bodies responsible for the improvement of the housing market.

##### Low Income

The lack of sufficient income resulting from inadequate education, lack of job training and employment opportunities, or low motivation to improve the family status, all but eliminate the poor from the conventional housing market. Costs of rental and salable housing are rising more rapidly than family income in many cases,<sup>1</sup> and prevailing improvements in living conditions.

### Social Characteristics and Personal Problems

Among the poor, lack of education, advanced age, large families, poor general health, low job skill, lack of satisfactory credit rating, and similar characteristics work against entry into the private housing market.

### Relocation of Rural Families

Reluctance to move for fear of losing control of land held in family ownership for generations is a major concern of poor rural and low-income families. They sometimes choose not to move from a familiar area to better housing because they desire to be near family, churches, friends, and neighbors. Therefore, low cost housing in Abbeville County not only must be provided with adequate community facilities and services, but also must be accessible to the rural population most likely to use it.

### Insufficient or Outdated Housing Information

Lack of current information on family characteristics, family size and income, housing conditions and housing preferences make analysis of the problems incomplete and tentative.

### Lack of Regulatory Controls in the County

The legal authority needed for the County to adopt and enforce building and housing codes in the county will require special enabling legislation from the State Legislature. Such codes are a must if the county is to ensure the quality and the maintenance of housing.



## OBJECTIVES

The goals and objectives for Abbeville County with respect to housing problems are to provide the broadest range of opportunities in the selection and location of sound housing for all elements of the population. The objectives of the county are to: (1) proceed with a program of housing code enforcement at the municipal and county level; (2) develop methods for providing standard housing in the proper price range, placing heavy emphasis on those families with lowest income; (3) develop a plan for meeting future housing needs that will result from the County's growth resulting in the addition of new families; and (4) assist both public and private sectors of the economy in producing adequate housing for those who need it.

## PLANNING ACTIVITIES

### Previous

The Abbeville City Planning Commission has undertaken a number of planning activities, many of which are related to housing. In 1967, a two (2) year comprehensive planning program was undertaken in the City of Abbeville with the assistance of a 701 grant from the Department of Housing and Urban Development. In 1969, a one (1) year program was undertaken also with 701 grant assistance from the Department of Housing and Urban Development. The first program included: (1) Base maps; (2) Land Use Survey; (3) Land Use Plan; (4) Population and Economic Study; (5) Preliminary Thoroughfare Plan; (6) Zoning Ordinance; and (7) Subdivision Regulations and cost \$12,138.00. The Federal share was \$8,092.00 and the local share was \$4,046.00. The one (1)

year program Fiscal year 1970-1971 in the City of Abbeville included: (1) Housing Element; (2) Neighborhood Analysis; (3) Community Facilities Plan; (4) Public Improvements Program; and (5) Capital Improvement Budget. The total cost was \$12,800.00, of which \$9,600.00 was financed by the federal government and \$3,200.00 by the City of Abbeville.

#### Future

The Abbeville County Planning Commission is expected to receive a 701 Department of Housing and Development grant July, 1972, to undertake a number of planning elements - most of which are either directly or indirectly concerned with housing. The elements are as follows: (1) Base maps; (2) Land use survey and analysis, (3) Future land use plan; and (4) Preliminary thoroughfare plan.

### SUBSIDIZED HOUSING

#### Occupancy Potential

According to the S. C. Advisory Housing Committee there are approximately 370 families presently needing subsidized housing in Abbeville County (See Table 6). Low income, non-elderly families comprise a major portion of the families needing assistance in securing adequate housing. There are 260 such families accounting for approximately 70 percent of the total.

#### Public

In addition to Abbeville, the City of Abbeville Housing Authority Administers low-rent units in Donalds, Due West, and Lowndesville. South Carolina Regional Housing Authority Number One, which includes the District's



Table 6  
1970-1971-Occupancy Potential for Subsidized Housing  
Upper Savannah Planning and Development District

<u>County</u>	<u>Low-Income</u>		<u>Moderate Income</u>	<u>Total</u>
	<u>Non-Elderly</u>	<u>Elderly</u>		
Abbeville	260	40	70	370
% of Total	70.3	10.8	8.9	100%

SOURCE: S.C. Advisory Housing

Note: Occupancy Potentials for subsidized Housing are derived from the Federal Housing Administration Central Office statistical method for projecting potentials in subsidized housing for Abbeville County. Study dated December 1, 1969.

six counties, operates low-rent housing projects in Calhoun Falls. The county's total low-rent housing presently in use is 153 units. There are no additional units committed for development by the Department of Housing and Urban Development (HUD) at this time (See Table 7). Table 7-A shows proposed public housing development for fiscal year 1972, based on the current thinking of Abbeville Housing Authority.

Table 7  
LOCAL HOUSING AUTHORITY DEVELOPMENT

<u>LOW-RENT UNITS</u>			
<u>Housing Authority</u>	<u>Completed</u>	<u>Reserved</u>	<u>Total</u>
City of Abbeville	85	-	85
Donalds	14	-	14
Due West	12	-	12
Lowndesville	18	-	18
Region I			
Calhoun Falls	24	-	24

SOURCE: Upper Savannah Planning and Development District.

Table 7-A  
PROPOSED PUBLIC HOUSING DEVELOPMENTS

<u>Housing Authority*</u>	<u>LOW-RENT UNIT PROPOSED</u>	
	<u>Desired</u>	<u>Needed</u>
City of Abbeville	40	Undetermined
Donalds	-	-
Due West	-	-
Lowndesville	-	-

\*The above figures represent current thinking of respective housing authority.

SOURCE: Upper Savannah Planning and Development District.

#### Private

There are a number of government subsidized housing programs for low and moderate income families in which the actual development is done by private developers and sponsors. The most frequently used are the 502 program of the Farmers Home Administration and the 235 program of the Federal Housing Administration. Both programs are designed to bring the monthly payments on a home under the market rate mortgage to a level which a low and moderate income family can afford.

According to the information published in the Operation Breakthrough Plan for the Upper Savannah Planning and Development District, it was estimated that 176 single-family detached units would be started in Abbeville County during fiscal year 1971-1972. Because builders expected to use both 502 and 235 programs in their developments, it was difficult to determine a precise number of units planned under each program. Current sale prices range from \$11,000 to \$15,000 for two and three bedroom units and from \$12,500 to \$17,500 for four bedroom units. No estimate of 235 housing for fiscal 1972 is available



at this time; however, it is estimated that approximately 95 units will be constructed under the 502 program.

According to the Farmers Home Administration, Columbia, South Carolina, and Area Economist, Department of Housing and Urban Development, Columbia, South Carolina, from July 1, 1970, through February 29, 1972, the Farmers Home Administration has made 173 Section 502 home loans. Approximately 66 or 38 percent have been with interest credit and 107 or 62 percent involved no interest credit. The Federal Housing Administration has insured 30 homes under the Section 235 Program from its inception in 1968 through March 10, 1972, in Abbeville County. One was a hardship family or poor credit risk case.

Potential plans for private development under the other programs are provided by Table 8.

Table 8  
Potential Plans - Private Development, 1971 & 1972  
Upper Savannah Planning and Development District

<u>Location</u>	<u>Number of Units</u>	<u>Status</u>	<u>Federal Program</u>	<u>Developer</u>
Abbeville Arms I Abbeville (City)	64	In Abeyance	236	Lakeshore Service Corp Greenville, S. C.
Abbeville Manor Abbeville (City)	115	In Abeyance	221-d-3	J. C. Long Charleston, S. C.
Abbeville Apartments Abbeville (City)	116	In Abeyance	221-d-3	Statewide Homes Foundation, Inc. Columbia, S. C.
Abbeville Arms II Abbeville (City)	120	In Abeyance	221-d-3	Lakeshore Service Corp Greenville, S. C.

## Housing Plan

A housing plan - in reality, an action housing plan - will be undertaken in Abbeville County. This plan will take the form of a number of discrete elements to: (a) provide detailed data concerning Abbeville County housing supply; (b) analyze the effective demand for housing within various price ranges; (c) provide to Abbeville County citizens information relative to housing, construction, and rehabilitation and proper finance.

### (a) Collection of Housing Data

Data related to housing - its supply, structural condition, occupancy, relationship to other land uses, location of substandard units - will be collected during Fiscal Year 1972 by the Abbeville County Planning Commission as part of the land use survey and analysis. Total coverage of the housing pattern in Abbeville County will be concluded with the base-mapping and land use survey and analysis program for the entire county. Cost of the collection of housing data will vary with the amount of base-mapping and land survey and analysis performed in any one year.

### (b) Prepare Housing Market Analysis

The City of Abbeville and Abbeville County should establish a city-county Joint Planning Commission that will cooperate with agents of the Department of Housing and Urban Development in the preparation of a market analysis directed toward low income housing, pursuant to an application for public housing assistance. At the same time, either individually or in cooperation with financial and construction



interests, the City and County Governments through the Joint Planning Commission should enter into negotiations with private firms for the conduct of a market analysis directed toward moderate income housing. It is anticipated that a study would stimulate construction in needed price ranges by providing the private sector with detailed information regarding areas of demand.

(c) Study of Residential Sale Procedures

The Family Housing Sub-Committee of the Abbeville County Total Resource Development Committee will be charged with the responsibility of studying residential sale procedures and cost. This Committee, serving without cost to the city or county governments, will serve to make known to occupants of substandard units, the procedures and requirements associated with obtaining financial assistance for improved housing. It also will function to make known to lending institutions the needs and individual capabilities of residents of substandard housing who seek financial assistance in obtaining better homes.

(d) Updating Housing Element

As part of the continuing process to keep housing data current and to gauge the relative progress, in the solution of the problems presented above, the Abbeville County Planning Commission with technical assistance provided by Upper Savannah Planning District, will update the County Housing Element.

## IMPLEMENTING ACTIONS

The following specific steps will be undertaken in order to implement the Housing Plan and to overcome the problems and obstacles noted earlier.

### A. Housing Authority

Abbeville County should encourage, cooperate and assist the Abbeville Housing Authority and the South Carolina Regional Housing Authority #1 in every way possible in order to facilitate their efforts and to insure their success in providing decent, safe and sanitary housing for all citizens who can not afford private housing. In addition, Abbeville County should also establish rapport with the State Housing Authority and possibly solicit the Authority's assistance if the existing housing authorities are unable to adequately do the job throughout the entire County.

In this connection, Abbeville County will:

- (a) Employ, by itself or in combination with other jurisdiction, a building inspector with an adequate staff and budgetary resources to carry out enforcement of all codes.
- (b) Encourage private developments of low and moderate income sale and rental units through favorable policies on utilities, extensions, taxation, etc.
- (c) Cause a survey and study to be made, determining the feasibility of rehabilitating existing residences for public housing use pursuant to the provisions of the 1965 Housing Act.
- (d) Establish a procedure for the periodic review of all codes to insure that they remain responsive to innovations in building materials and techniques, etc. (Cost and manpower to be absorbed by the Building Inspection Department).



B. Credit Policies and Citizen Education

The Family Housing Sub-Committee of the Abbeville County Total Resource Development Committee will review credit policies of local lending institutions, advise individual citizens regarding the availability of financial assistance, and generally, carry on such educational activities as it may deem necessary, in order to overcome the earlier noted reluctance of low income households to seek better housing. This committee should serve as a channel of communications between individuals and lending institutions communicating the needs and requirements of each to the other.

C. Citizen Education Program

The Abbeville County Planning Commission should, over the course of the five year period, utilize all mechanisms at its disposal - including newspapers, radio, television, the Family Housing Sub-Committee of the Abbeville County Total Resource Development Committee, the various civic organizations, public hearing, etc. - in order to effectively communicate the nature, progress, and recommendations of the plan to the public.

Specifically, the Family Housing Sub-Committee of the Abbeville County Total Resource Development Committee shall provide the following:

- (a) Counseling on the type of home for maximum feasibility benefits to the housing recipient;
- (b) Counseling and/or education on home-ownership responsibilities;
- (c) Pre and post new home financing and maintenance programs;
- (d) Organized programs for the protection of home buyers and motivation for improved living conditions; and

(e) Counseling of the best method for securing needed housing from the standpoint of Federal housing programs available.

No doubt the above mentioned service will need to be expanded to more effectively address the current and future housing problems within the county. A continuous re-evaluation will need to be implemented to meet changing conditions.



# SCHEDULE OF PLANNING AND IMPLEMENTING ACTIVITIES

Activity	First Year	Second Year	Third Year	Fourth Year	Fifth Year
Collection of Housing Data*	\$ 2,500	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Preparation of market analysis	to be negotiated but expected to cost between \$3,000 to \$5,000				
Study of Sales procedures	Absorbed by Family Hsng. Sub-Com. of Abbeville Co. Tot. Resource Devel. Com. NONE-----				
Establishment Building Inspection Department	Depended on results of city and county negotiations; likely will cost between \$12,000 and \$22,000	\$12,000 to \$22,000	\$12,000 to \$22,000	\$12,000 to \$22,000	\$12,000 to \$22,000
Study Feasibility of Rehabilitation of existing units	Absorbed by existing Housing Authorities				
Review credit policies and citizen education	Absorbed by Family Hsng. Sub-Com. of Abbeville Co. Tot. Resource Devel. Com.				
Code Review and Revision	NONE	Absorbed by Building Inspection Department -----			
Updating Housing Element	NONE				\$ 2,000
Comprehensive Planning Program	Base maps Land Use Survey & Analysis Future Land Use Plan Preliminary thoroughfare Plan \$14,128	Housing Studies Zoning Ordinance Subdivision Regulations	Community Facilities Housing Studies Public Improvements Programs	Capital Improvement Budget Housing Studies Public Administration Study	Planning Review and Revision Housing Studies

S. C. STATE LIBRARY

MAY 15 1972